



**Unit 5 & 6 Croftwood Square, Martland Park,
Wigan, Lancashire, United Kingdom, WN5 0LG
£90,000pa**



TO LET

64 Kenyon Road

Wigan

WN1 2DQ

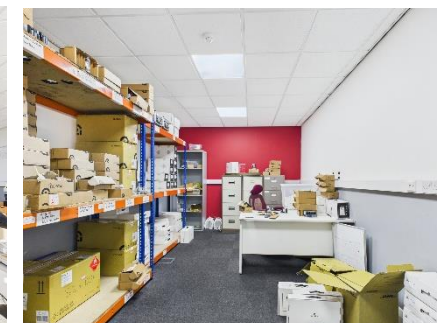
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Unit 5 & 6 Croftwood Square, Martland Park, Wigan, Lancashire, United Kingdom, WN5 0LG

- Light Industrial and Office Space
- Martland Park Industrial Estate
- High Specification Offices
- 6M Eaves With Electric Roller Shutter
- Excellent Commuting Links To The M6 North and Southbound
- Constructed To A High Standard
- Ample On Site Parking Available
- Break Out Rooms and WCs
- New Lease To Be Assigned



Mixed Industrial/Office Unit to Let – Martland Park Industrial Estate, Wigan

Croftwood Square presents a rare opportunity to lease a high-quality, mixed-use industrial and office unit within Martland Park Industrial Estate, one of Wigan's most established and sought-after business locations. The estate is home to a number of prominent and well-known businesses, including White Arrow and Heinz, reinforcing its reputation as a thriving commercial hub.

The unit has been carefully designed to combine functional warehouse/storage space with stylish office and showroom accommodation. The warehouse benefits from electronic roller shutters and 6m eaves, providing easy access for loading and the flexibility to accommodate a variety of operational requirements. The office and showroom areas have been finished to a high specification, making the unit ideal as a head office or client-facing workspace.



If you would like to arrange a viewing of this property, please contact our showroom at

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Additional information on this property is available at

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Disclaimer

Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed, and they do not form part of any contract. We ask our clients to check their own sales particulars and verify the information is correct. Fixtures, fittings and appliances have not been tested and therefore we can give no guarantees that they are in full working order. All measurements and land sizes are quoted approximately. Tenure should be established with your Solicitor and Council Tax band with Wigan Council.